



edgeWater

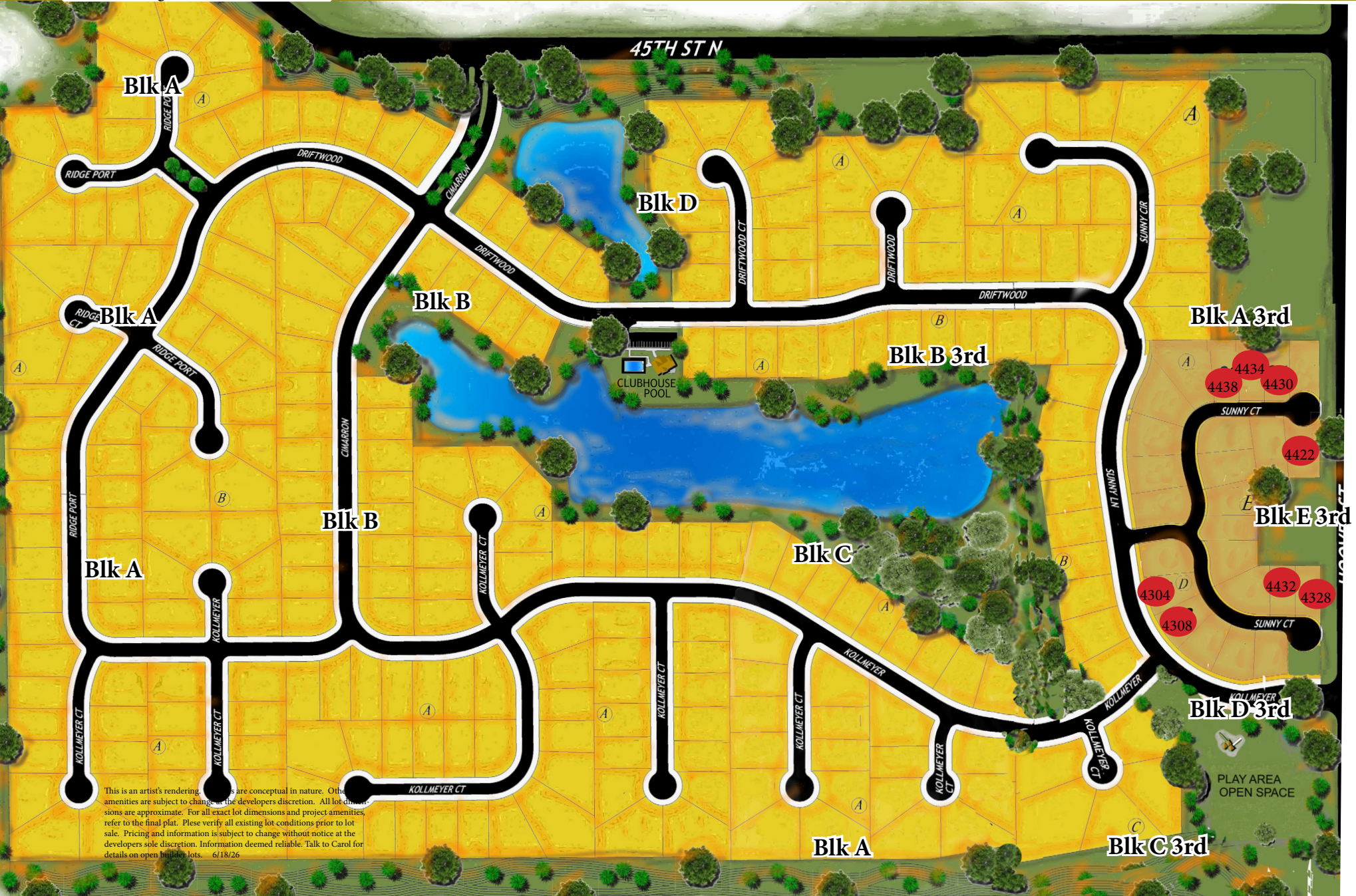
E of Ridge Rd on 45th St N



@CAROLPHIPPSJRUSSELLREALTOR

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COMMUNITIES



This is an artist's rendering. All dimensions and details are conceptual in nature. Other amenities are subject to change at the developer's discretion. All lot dimensions are approximate. For all exact lot dimensions and project amenities, refer to the final plat. Please verify all existing lot conditions prior to lot sale. Pricing and information is subject to change without notice at the developer's sole discretion. Information deemed reliable. Talk to Carol for details on open building lots. 6/18/26



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# Community Information

## Community Amenities:

Easy Access

2 Stocked Lakes w Fountains

Community Swimming Pool

Clubhouse

Playground

Lot Sizes from 1/4 to 1/2 Acre

Water and Huge Trees

Maize Schools / Wichita Address

Lower Wichita Water Bill

NO Rentals Allowed

## Builders:

JL Russell Construction

Paul Gray Homes

Beverlin LLC

## Patio Home Builders:

Lies-Bugner Homes

Wells Construction LLC

TW Custom Homes

Open Builder\*

## Specials:

Estimated \$186-\$199 per month

## HOA:

\$58.33/month

\$181.52/month Patio



## Have you Heard about?.....

### \*Open Builder

Edgewater is now open builder, subject to approval!  
Talk to Carol for details.

### The Flex Plan

We are proud to introduce an innovative new way of living! Enjoy a home with numerous living spaces and endless possibilities for uses! Make the Flex Room a sunroom, handicap accessible suite, a parent suite or just a huge covered patio! Ask Carol for more information or available plans.

## PATIO HOMES ARE HERE!

HOA Fees Include:

Lawn Mowing, Fertilization, Snow Removal, Trash  
\*Individually Owned/Controlled Well & Sprinklers\*

Plus enjoy the other amenities Edgewater has to offer!



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